

Committee: Public Safety Building Committee

PLACE Greenfield City Hall Meeting Room 2nd FLR and Web EX

DATE: July 20th 2020

TIME: 1400

Agenda: Approve Prior Meeting Minutes June 1, 2020

Approve Prior Meeting Minutes June 8, 2020

RFP 20-19 Real Property Acquisition; Report to committee by Procurement Officer Laura Phelps and Owner Project Manager (OPM) Neil Joyce. Recommend entering into negotiations with Dyer Investments, LLC, for temporary lease space on Wells Street for the fire department.

Call to order.

CHAIRS STATEMENT: This meeting is being recorded by the Public Safety Building Committee. If any other persons present are doing the same you must notify the chairperson at this time.

2. Roll Call

3. Accept minutes

Motion to accept by David Singer

Second by Mayor Wedegartner

4. New Business

Presentation of four sites by Neil Joyce who reviewed a power point presentation and information packet. Reviewed the RFQ of the temporary sites and reviewed the RFP of permanent sites Presented pros and cons of the permanent sites.

1. 95 River St Barn Grocery

2. 43 Silver St First Congregational Church

3. 33-39 Main St The Open-Air Market and adjoining properties

4. Wells and Main property the Dyer investment property

Reviewed Wells and Main St site temporary plan and site evaluations by Neil Joyce of the permanent sites. Discussed the criteria of the evaluation, the evaluation results, and cost of the properties.

Mayor Wedegartner commented that Wells and Main St was always a front runner. This project was and is and has always been a public safety complex. The preferred site was to be located downtown in the area of Main St. It will be a phase build starting with the Fire Department. The 10 million is only part of the cost and will need more to complete. This new Public Safety Complex with encompass Police, Fire, and Dispatch.

Steve Drakulich asked: How was the ranking of the sites done and who ranked them?

Neil Joyce answered he reviewed the sites based on the criteria he previously presented and reviewed them again. He then scored the properties based on the criteria.

Steve Drakulich asked about the Wells only site and Coombs site scores in the information packet.

Mayor responded the wells only site cost in packet was if the Wells and Main site was split.

Dave Moscaritolo Asked if the cost of the Wells St site was good for the Wells and Main St site.

Mayor answered no those are separate and we would need the combined site.

Ed Jarvis at this point recused himself based on personal grounds from all discussion in the picking of sites.

Dave Singer asked: Why is Coombs Ave is not a better site for site?

Neil Joyce answered Not all properties in the area of Coombs to the former Cumberland Farms were in the RFQ.

Mayor also answered that the timeline would not also allow acquisition of all the properties.

John Mossachio owner of the Coombs property tried to speak but was not during public comment and had to wait till then.

Jen Stromsten stated Not entertaining any sites except Wells and Main St criteria seems to skew to Main St

Herb Forgey stated the value used to score residential response seemed flawed because most of Greenfield is residential.

Chief Strahan stated that the Riddell St sit was the geographical center of the response are for the Fire Department all sites are good sites but the abutters on silver would present a problem. Distance was not a factor in any site.

Chairperson Hawkins received a lot of negative response to the idea of the Fire Department at the Silver St site.

Chief Strahan commented that the department could work with the neighbors to be a good neighbor and have a positive relationship.

Jen Stromsten commented that the neighbors of Riddell St site were welcoming and asked if it was still a viable site?

Neil Joyce answered that the Maple Brook culvert still need to be moved and fixed, timeline would put us into fall of 2021 till temporary move in. 2-4 months of site work to prepare site, 6-8 months of construction, 2 plus months to fix culvert.

Peter McIver asked what the timeline of the Wells St site would be?

Neil Joyce answered that are the same timeline.

Peter McIver Commented also the Wells St site has tight residential access out for response, Main St response East can become very congested, Riddell St has better access around town, City already own the site and makes more sense to invest the money to clean up the site. His opinion is that Riddell St is the number one site.

Jean Wall commented its better to clean up the Riddell St site with the 2 million dollar cost of the Main St site.

Chief Strahan Commented that we do not know what's under the site at Riddell St but some contamination has been identified.

Jen Stromsten asked what's our path forward?

Neil Joyce answered to call for a motion on one of the proposals.

David Singer asked Chief Strahan If we were able to secure all properties on the Coombs Ave area was is a better site than Wells St?

Chief Strahan answered that it is not a option right now and in its current size only supports a Fire Station and not the Public Safety Complex. All sites are good sites.

Steve Drakulich asked if the Riddell St site could support the Public Safety Complex?

Yes is can support the Public Safety Complex.

Dennis Ross architect also commented that the Coombs Ave site cannot Phase build and is not big enough for the complex and had no natural gas.

Jen Stromsten asked Why is Natural Gas so essential?

Dennis Ross long term best value with natural gas with this type of project.

Carol Collins commented most new projects in the city have been able to reduce operating cost with all electric.

Mayor commented that this project and its occupancy and constant use 24/7 need natural gas to meet demand.

Jen Stromsten asked about the effect of the moratorium and if all sites had natural gas?

No not all sites but the Wells and Main St site does.

Carole also commented that we could not increase demand and if it has not been used at a site it may not be turned back on.

Dave Moscaritollo commented if the committee picks a site can they negotiate with the owner? And also stated he felt the price was too high for Main and Wells St.

Mayor the price is negotiable.

Jean Wall asked with the Main and Wells St site fell though is Riddell Still and Option?

Mayor it is a backup site.

Public Comment began but had a time limit to scheduled meeting length and another meeting starting right after.

Gary Longley commented Beacon(Riddell St) property was the best site to help clean it up, close location to the hospital, and the Heli-pad for life flight.

Jon Massiaco commented that the Cumberland Farms property would be for sale soon to add to the Coombs Ave property and it's a prime location for solar.

Paul Keller commented that the Blessed Sacrament Church would be a good site but had no information if it was for sale.

Public comment ended

Herb Forgey asked If we could enter negation with the Main and Wells St site and investigate Riddell St potential.

No time does not allow both.

David singer asked how to phrase the motion

Motion By David Singer to enter negotiations with Dyer Investment to purchase the Main and Wells St site.

Second by Herb Forgey

Vote was Unanimous

Motion to lease space from dyer investment to build a temporary station

Second by Mayor Wedegartner

Vote was unanimous

Neil Joyce commented: Next Steps are negating with Dyer Investments for the temporary site and test and investigate the site. Begin Demo phase for temporary and whether the city or owner will conduct demolition.

Old Business: July 23rd Meeting is now canceled

Motion to adjourn by Chairperson Hawkins

Second David Singer

Adjourn 1544